

HOUSING POLICY
DEVELOPMENT, HCD

APR 01 2010

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Roseville

Mailing Address: 311 Vernon Street

Roseville, CA 95678

Contact Person: Jan Shonkwiler Title: Housing Programs Manager

Phone: (916)774-5273 FAX: (916)774-5286 E-mail: jshonkwiler@roseville.ca.us

Reporting Period by Calendar Year: from January 1, 2009 to December 31, 2009

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

RESOLUTION NO. 10-82

HOUSING ELEMENT ANNUAL REPORT
(Calendar Year 2009)

WHEREAS, in August 2009, the City Council approved the updated 1992 Housing Element which was a five-year document (2008-2013); and

WHEREAS, Section 65400 of the Government Code of the State of California requires jurisdictions to provide an annual report to the City Council, the State Office of Planning and Research and the California Department of Housing and Community Development; and

WHEREAS, the City Council has reviewed the Housing Element Annual Report (Calendar Year 2009);

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby approves the Housing Element Annual Report (Calendar Year 2009) and directs staff to submit the report to the State Office of Planning and Research and the California Department of Housing and Community Development.

PASSED AND ADOPTED by the Council of the City of Roseville this 17th day of March, 2010, by the following vote on roll call:

AYES COUNCILMEMBERS: Allard, Gray, Garcia, Roccucci

NOES COUNCILMEMBERS: None


ABSENT COUNCILMEMBERS: Garbolino


for MAYOR

ATTEST:


City Clerk

The foregoing instrument is a correct copy
of the original on file in this office.

ATTEST:
City Clerk of the City of Roseville, California

DEPUTY CLERK

MEDIAN HOUSEHOLD INCOME BY FAMILY SIZE FOR THE
SACRAMENTO STANDARD METROPOLITAN STATISTICAL AREA
Specific Plan Area: Fiddymment Ranch

Table 1: Median Household Income by Family Size, March 19, 2009

Family Size	Very Low Income Less than 50% of Median Income	Low Income 60% Median Income	Middle Income 81% - 100% of Median Income	Moderate Income 101% - 120% of Median Income	Above Moderate Income 120% of Median Income
1	\$25,500	\$30,600	\$51,000	\$61,200	\$61,200
2	\$29,100	\$34,920	\$58,200	\$69,840	\$69,840
3	\$32,750	\$39,300	\$65,500	\$78,600	\$78,600
4	\$36,400	\$43,680	\$72,800	\$87,360	\$87,360
5	\$39,300	\$47,160	\$78,600	\$94,320	\$94,320
6	\$42,200	\$50,640	\$84,400	\$101,280	\$101,280

Table 2: Affordable Rents and Purchase Prices by Income Level

	VERY LOW INCOME	LOW INCOME	MIDDLE INCOME		MODERATE INCOME	
Family Size	Maximum Affordable Rent 30% of Gross Income	Maximum Affordable Rent-30% of Gross Income	Maximum Affordable Purchase-30% of Gross Income	Maximum Affordable Rent-35% of Gross Income	Maximum Affordable Purchase-35% of Gross Income	Maximum Affordable Purchase-35% of Gross Income
1	\$638	\$765	\$76,259	\$1,488	\$168,917	\$1,785
2	\$728	\$873	\$90,110	\$1,698	\$195,849	\$2,037
3	\$819	\$983	\$104,153	\$1,910	\$223,155	\$2,293
4	\$910	\$1,092	\$118,196	\$2,123	\$250,461	\$2,548
5	\$983	\$1,179	\$129,353	\$2,293	\$272,156	\$2,751
6	\$1,055	\$1,266	\$140,511	\$2,462	\$293,851	\$2,954

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Roseville
Reporting Period 1/1/2009 - 12/31/2009

Table A

Annual Building Activity Report

Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	6	7	8	
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.	
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income					
Eskaton Roseville Manor, 1975 Pleasant Grove	MF	R	49	0	0	0	49	Section 202, HOME, RDA Low/Mod	10% AHG, RDA		
Monet - Standard Pacific	SF	O	0	2	21	0	23	BEGIN	10% AHG		
Victoria Station - Infill	SF	O	0	0	8	0	8	RDA Low/Mod	RDA		
Longmeadow I & II JMC	SF	O	0	0	54	0	54	None		Affordability to moderate income households determined by calculations of affordability and assumptions as identified in attachment of income limits and affordable purchase pricing <\$304,000	
Villemont - Tim Lewis Communities	SF	O	0	0	17	0	17	None			
Sentiero II - Lennar	SF	O	0	0	25	0	25	None			
(9) Total of Above Moderate from Table A2							475	475			
(10) Total by income units (Field 5) Table A			49	2	125		651				

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Roseville
Reporting Period 1/1/2009 - 12/31/2009

Table A2

Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	475					475

(CCR Title 25 §6202)

City of Roseville

1/1/2009 - 12/31/2009

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												
Income Level	RHNA Allocation by Income Level	2006	2007	2008	2009						Total Units to Date (all years)	Total Remaining RHNA by Income Level
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted Non-deed restricted	10	5	153	49						217	2,46
Low	Deed Restricted	70	26	169	2						267	1,55
	Non-deed restricted											
Moderate	Deed Restricted	113	94	25	8						240	1,42
	Non-deed restricted			142	117						259	
Above Moderate		576	919	495	475						2,465	309
Total RHNA by COG.												
Enter allocation number.											8,935	
Total Units		769	1,044	984	651						3,445	5,741
Remaining Need for RHNA Period												

TABLE C
Program Implementation Status

Jurisdiction	City of Roseville		
Reporting Period	January 1, 2009 – December 31, 2009		
	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.*	Status of Program Implementation
	<i>Provide adequate sites (65583 (c) (1))</i>		
	1. Programs to provide capacity to accommodate regional need.		
Zoning Ordinance		Every 2-5 Yrs	Updated 2008
Density Bonus		Available	Updated 2008
Voluntary Rezone Program		2010	Planning Staff has included in 2010 work plan formalizing the Voluntary Rezone Program, with estimated completion December 2010. Several parcels identified in the Land Inventory for the West Plan have completed their rezones, with more parcels still in processing for rezone approval in the upcoming year.
Downtown Specific Plan – Under Utilized Parcels		2010	Adopted April 1, 2009
Mixed Use Development		Current	Current
	<i>Assist in the Development of Low and Moderate–Income Housing 65583 (c) (2)</i>		
	2. Programs to provide site to accommodate all income levels.		
Zoning Ordinance		Every 2-5 Yrs	Updated 2008
Density Bonus		Available	Updated 2008
Mixed Use Development		Current	Current
10% Affordable Housing Goal		Annual	Annual
Affordable Housing Agreement		Ongoing	Ongoing
Specific Plan Areas		Ongoing	Ongoing
Condominium Conversion Ordinance		Current	Current
Second Unit Ordinance		Current	Current
Review of Subdivision Standards		Annual	Annual
McKinney Act Funds		Annual	Annual
Homeless Voucher Program		Annual	Annual

Name of Program	Objective	Deadline in H.E. *	Status of Program Implementation
Non-Profit Housing Corp/Shelters	3. Program for a variety of housing types including homeless shelters, transitional housing, farmworker housing.	Monthly	Monthly
Section 202		Available	Available
Housing Choice Voucher Program (aka Section 8) Rental Assistance		Annual	Annual
CDBG		Annual	Annual
Low Income Housing Tax Credits		Available	Available
HOME		Annual	Annual
Cal Rural Gold Mortgage Credit Cert.		Annual	Annual
Mortgage Revenue Bonds		Annual	Annual
Multi Family Revenue Bonds		Available	Available
Redevelopment Low/Mod Fund		Annual	Annual
Fee Deferrals		Available	Available
Residential Rehabilitation Program		Annual	Annual
Roseville Paint Program		Annual	Annual
Roseville Handyperson Program		Annual	Annual
Roseville Consolidated Plan (5 Year Plan CDBG)		5 Yr	Draft available 1 st quarter 2010, final to be adopted by 6/1/2010 to cover 2010 - 2015
Redevelopment Implementation Plan & Affordable Housing Plan		5 Yr	Adopted 12/2/2009 for 2009 -- 2014 time period
Monitoring Programs		Annual	Annual
Neighborhood Associations		Continual	Continual
Neighborhood Policing		Annual	Annual
Streamline Permit Process		Annual	Annual
Citizen's Benefit Fund		Annual	Annual
	<i>Assist in the development of adequate housing to meet the needs of low and moderate-income households 65583 (c) (2)</i>		
	1. Utilize Federal, State, and Local Financing and Subsidies.		
McKinney Act Funds		Annual	Annual
Section 202		Available	Available
CDBG		Annual	Annual
Low Income Housing Tax Credits		Available	Available

Name of Program	Objective	Deadline in H.E. *	Status of Program Implementation
	<i>Assist in the development of adequate housing to meet the needs of low and moderate-income households 65583 (c) (2)</i>		
	1. Utilize Federal, State, and Local Financing and Subsidies.		
HOME		Annual	Annual
Cal Rural Gold Mortgage Credit Cert.		Available	Available
Mortgage Revenue Bonds		Annual	Annual
BEGIN (Building Equity in Neighborhoods)		Annual	Annual
Multi Family Revenue Bonds		Available	Available
Redevelopment Low/Mod Fund		Annual	Annual
Fee Deferrals		Available	Available
Streamline Permit Process		Annual	Annual
Roseville Electric Rate Assistance		Available	Available
Roseville Electric Energy Audit		Available	Available
Roseville Electric Energy Rebate		Available	Available
Roseville Electric Green Program		Available	Available
Roseville Electric Power Partners		Available	Available
Roseville Electric Best/Preferred Energy Homes		Available	Available
Roseville Electric Solar Rebate		Available	Available
Roseville Electric Tree Program		Available	Available
	2. Provide regulatory concession and incentives.		
Density Bonus		Available	Available
Mixed Use Development		Current	Current
Second Unit Ordinance		Current	Current
	Address Government Constraints 65583 (c) (3)		
Zoning Ordinance	1. Land Use Controls	Every 2-5 Yrs	Updated 2008
Building Codes	2. Building Codes	2007 CA Building, 2007 CA Plumbing, 2007 CA Electric, 2007 Energy, 2007 CA Fire Codes.	2007 CA Building, 2007 CA Plumbing, 2007 CA Electric, 2008 CA Energy, 2007 CA Fire Codes.
Site Improvements	3. Site Improvements	Annual	Annual
Fees & Exactions	4. Fee and Exactions	Annual	Annual
Streamline Permit Process	5. Processing and Permit Procedures	Annual	Annual
Reasonable Accommodation Procedures	6. To Housing for persons with Disabilities	Current	Updated Zoning Ordinance 2007
Emergency Shelter Ordinance (SB-2)	7. Amend current zoning ordinance to implement the mandates of SB2	2009 - 2010	Planning staff anticipates finalizing by 11/30/2010

Name of Program	Objective	Deadline in H.E.*	Status of Program Implementation
	<i>Conserve and improve the condition of the existing affordable housing stock 65583 (c) (4)</i>		
Affordable Housing Agreements		Ongoing	Ongoing
Residential Rehabilitation		Annual	Annual
Condo Conversion Ordinance		Current	Current
Roseville Paint Program		Annual	Annual
Roseville Handyperson Program		Annual	Annual
	<i>Program to promote equal housing opportunities 65583 (c) (5)</i>		
Fair Housing Counseling/Workshops		Annual	Annual
	<i>Preserve units at-risk 65583 (c) (6)(d)</i>		
Preserve units at risk		Annual	Annual

*ANNUAL = Annual funding applications required.

*AVAILABLE = Assistance provided by the City for programs or development funding mechanisms as requested.

*CONTINUAL = Routine, everyday services required/provided by City Departments

*CURRENT = Ordinances or development opportunities which are available on an ongoing basis.